

July 14, 2021

Rachael Thorn
Environmental Quality Department
Land and Water Resources Division
Chatham County
P O Box 548
Pittsboro, NC 27312

Re: Project Name: Pyewacket Subdivision – Inventory + Fragmentation Map Review

Dear Rachael:

I want to thank you for your help and patience with me on this project. We both agree that it is a tough property because it is a very nice parcel, but the effort should be worth the struggle in the long run. I offer the following responses to your comments:

1. How many acres are in septic fields within Natural Space? Outline the overlap of Primary and Septic on Map 3, perhaps this can be used to increase Primary area within Natural Space acreage given a No Practical Alternatives approach.
There are 7.6 acres of septic field within the Primary Area Natural Space that will be used for Pyewacket lots. There is more suitable septic areas to the south that will not be used and more in 'non-primary areas'. Please refer to Inventory Map #3.
2. Remove Timbered land and Mature woods from Map 1 for Existing NS. **Completed.**
3. Remove Proposed NS from Map 1. **Completed.**
4. Remove dashed red lines from Map 1. **Completed.**
5. Wells should be Open Space- remove from NS on all maps, including access to wells. **Completed.**
6. Map 2 should show only Proposed Natural Space (No Open Space, no development). You can differentiate the “unidentified” areas you wish to connect and use as Natural Space, but use a different color for that and a label to explain. **Completed.**
7. Map 3- change nat. community to Primary (Map 2 as well), Differentiate Primary from Other as on Map 2. Show septic fields. **Completed.**
8. Not enough connection from mid to southern Natural Space, consider widening. ***I removed Emma Court and increased the width between these natural space areas.***
9. Show NHP buffer only where being observed and used as Natural Space and labeled. ***That buffer line is now on map #3 only. The primary purpose is to help explain the justification for the non-primary area natural space.***
10. Take a hard look at Emma Court, Clarabell, or Tabitha cul de sac areas and consider shortening them or reconfiguring if at all possible. ***The natural space was increased in all of these areas.***

JUSTIFICATION FOR NON-PRIMARY AREA IN NATURAL SPACE SELECTION

Inventory Map #2 shows all of the Natural Space selection broken up into primary areas and non-primary areas. There is 32.5 acres of primary area and 9.0 acres of non-primary area.

1. The 3 non-primary areas adjacent to the large natural area are interconnected with the primary area. These areas help to 'unite' the larger primary area and even connect this natural area to the Morgan Ridge Natural area on the adjacent property.
2. All of the non-primary areas proposed for natural space are located within the NHP recommended 200 ft stream buffer. This buffer line is shown on map #3. That map shows that most of the southern 200 ft stream buffer is being protected.
3. These non-primary areas will become primary areas due to the natural occurrence of Forest Succession. These areas all contain hardwood species today and will become primary areas eventually.

Please feel free to contact me at 919-593-1916 or warrendmitchellpe@gmail.com if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Warren D. Mitchell". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Warren D. Mitchell, PE

pyewacket subdivision

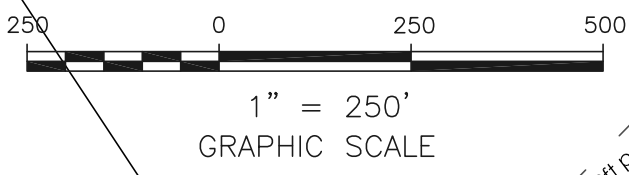
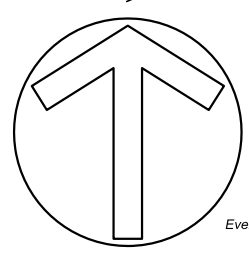
On-site Inventory Map #1

Existing Natural Areas

chatham county, nc

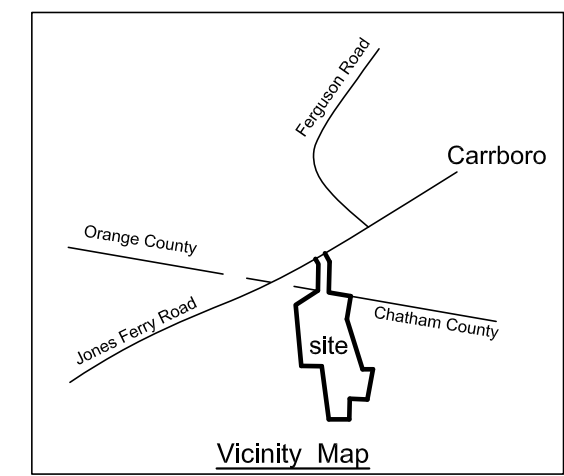
July 12, 2021

Plan prepared by:
 Warren D. Mitchell, PE
 104 Amber Wood Run
 Chapel Hill, NC 27516
 warrendmitchellpe@gmail.com
 919-593-1916



SITE DATA

Owner: Wyndell H. Merritt
 Address: Jones Ferry Road
 Parcel ID: 90267
 Zoning: R1
 Parcel Size: 139.63 acres
 Orange County = 11.24 acres
 Chatham County: (gross ac)=128.391 acres
 Floodplain = 0.95 acres
 Streams = 0.50 acres
 total lots allowed:
 128.391-0.95-0.50 = 126.941 acres
 (conventional layout) 126.941 / .918(40,000sf) = 138.2 lots
 (conservation layout) 138.2 x 1.1 = 152 lots



LEGEND

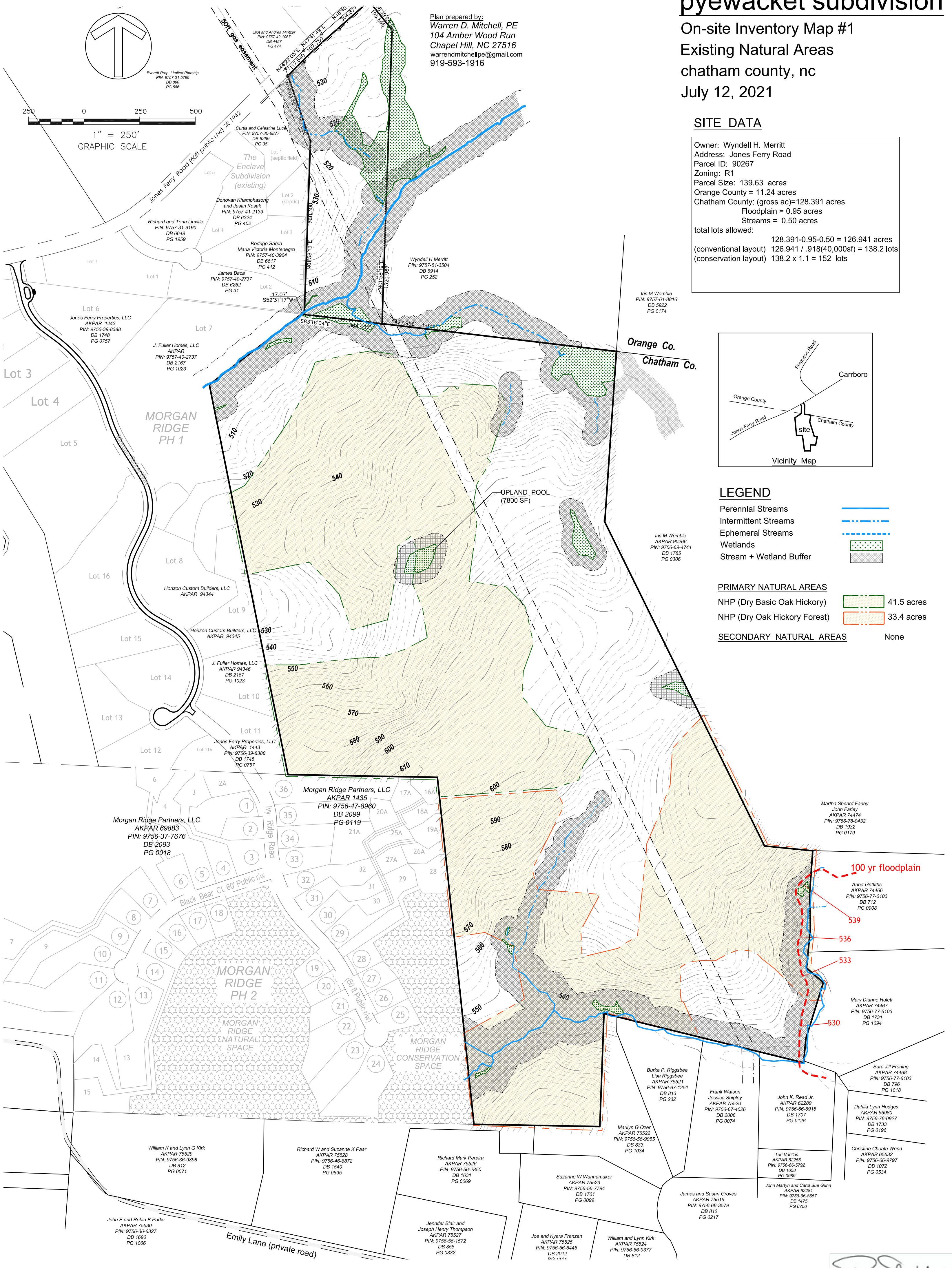
- Perennial Streams
- Intermittent Streams
- Ephemeral Streams
- Wetlands
- Stream + Wetland Buffer

PRIMARY NATURAL AREAS

- NHP (Dry Basic Oak Hickory) 41.5 acres
- NHP (Dry Oak Hickory Forest) 33.4 acres

SECONDARY NATURAL AREAS

None



100 yr floodplain

- 539
- 536
- 533
- 530

- Martha Sheard Farley
John Farley
AKPAR 74474
PIN: 9756-78-9432
DB 1932
PG 0179
- Anna Griffiths
AKPAR 74466
PIN: 9756-77-6103
DB 712
PG 0988
- Mary Dianne Hulett
AKPAR 74467
PIN: 9756-77-6103
DB 1731
PG 1094
- Sara Jill Froning
AKPAR 74468
PIN: 9756-77-6103
DB 786
PG 1018
- Dahlia Lynn Hodges
AKPAR 66980
PIN: 9756-76-0927
DB 1733
PG 0196
- Christine Choate Wend
AKPAR 65532
PIN: 9756-66-9797
DB 1072
PG 0534

- Morgan Ridge Partners, LLC
AKPAR 69883
PIN: 9756-37-7676
DB 2093
PG 0018
- Morgan Ridge Partners, LLC
AKPAR 1435
PIN: 9756-47-8960
DB 2099
PG 0119
- William K and Lynn G Kirk
AKPAR 75529
PIN: 9756-36-9898
DB 812
PG 0071
- Richard W and Suzanne K Paar
AKPAR 75528
PIN: 9756-46-6872
DB 1540
PG 0695
- Richard Mark Pereira
AKPAR 75526
PIN: 9756-56-2850
DB 1631
PG 0069
- Jennifer Blair and Joseph Henry Thompson
AKPAR 75527
PIN: 9756-56-1572
DB 858
PG 0332
- John E and Robin B Parks
AKPAR 75530
PIN: 9756-36-6327
DB 1696
PG 1066
- Emily Lane (private road)

Warren D. Mitchell

pyewacket subdivision

On-site Inventory Map #2

proposed natural space

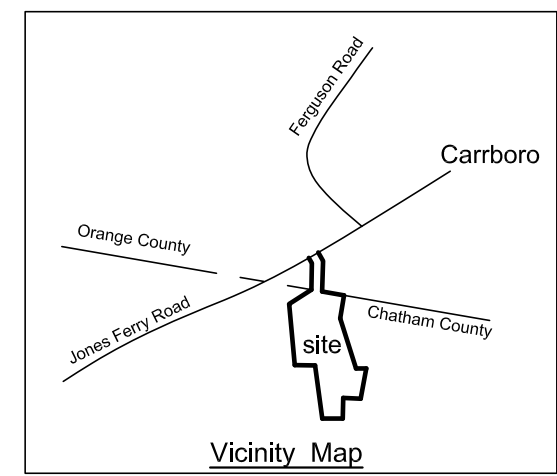
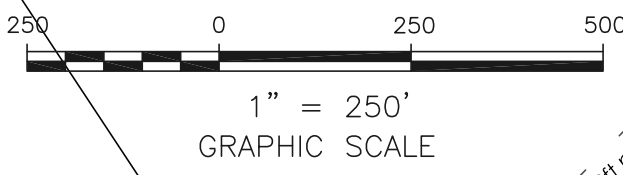
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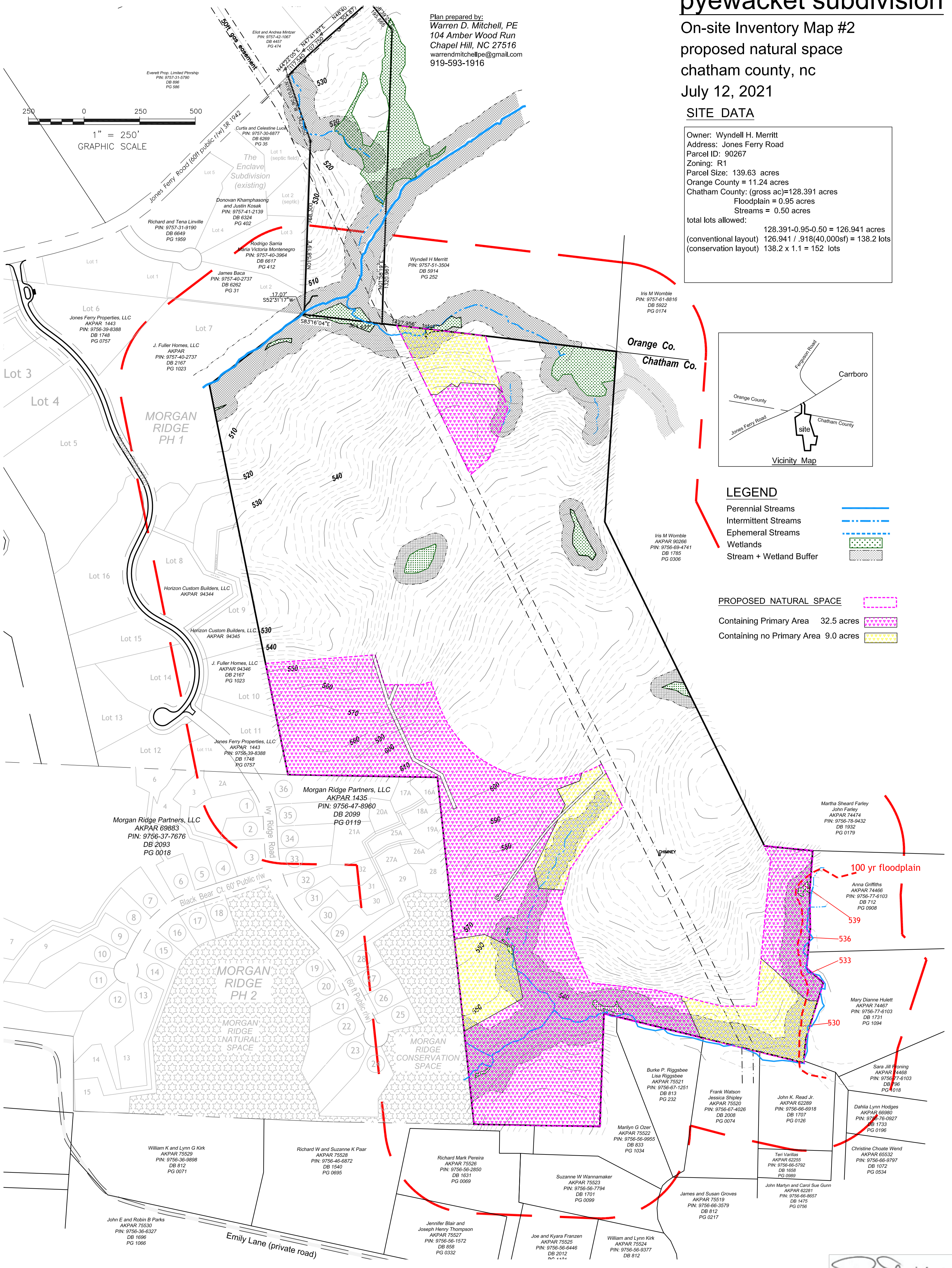


LEGEND

- Perennial Streams
- Intermittent Streams
- Ephemeral Streams
- Wetlands
- Stream + Wetland Buffer

PROPOSED NATURAL SPACE

- Containing Primary Area 32.5 acres
- Containing no Primary Area 9.0 acres

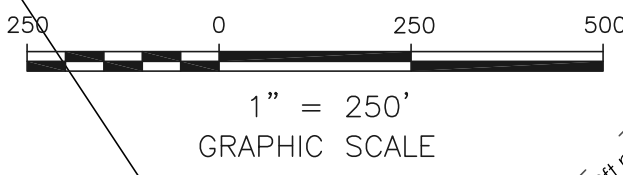
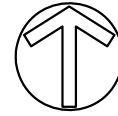


Richard Thom

pyewacket subdivision

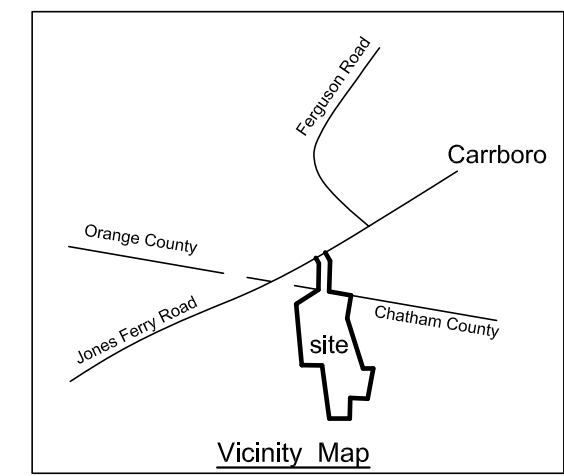
On-site Inventory Map #3
 proposed natural space w/ septic areas
 chatham county, nc
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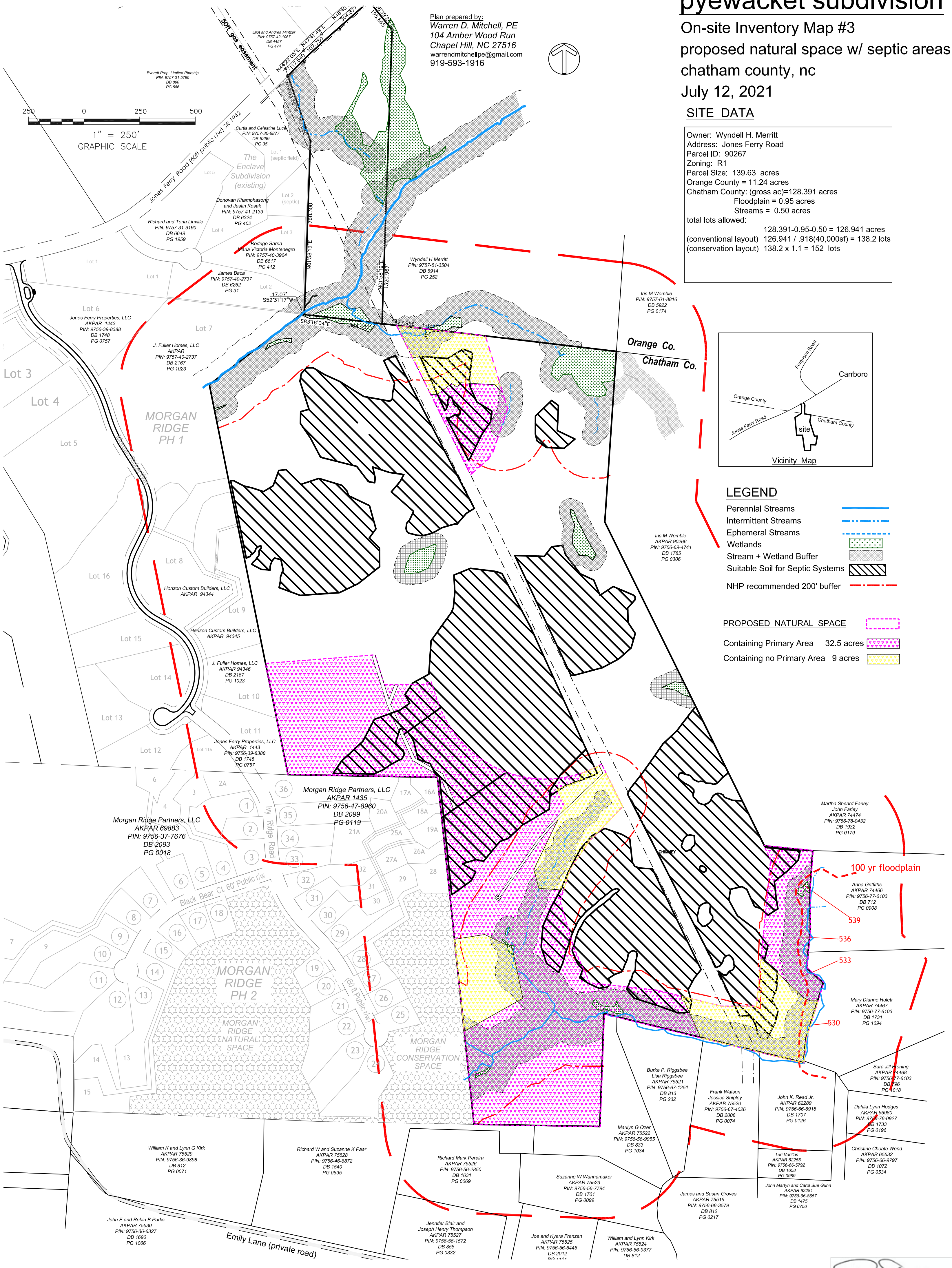


LEGEND

- Perennial Streams
- Intermittent Streams
- Ephemeral Streams
- Wetlands
- Stream + Wetland Buffer
- Suitable Soil for Septic Systems
- NHP recommended 200' buffer

PROPOSED NATURAL SPACE

- Containing Primary Area 32.5 acres
- Containing no Primary Area 9 acres



Warren D. Mitchell